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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of December, 2006.

Notary Public

My Commission Expires: 11/8/07

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Theresa M. Ely

1261 Brentwood Highlands
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 12/06/06 15:23 3 pgs
Fees:18.00 Taxes:869.50
20061206-0151046

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172040A07100CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bobbie L. Stacks, an unmarried woman hereinafter referred to as Grantors, hereby transfers and conveys to Theresa M. Ely, an unmarried woman, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, being Lot No. 77, on the Plan of Highlands of Brentwood, of record in Instrument #200002090013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobbie L. Stacks by Warranty Deed from Armen Masrejian and wife, Olga Masrejian of record in Instrument #20011025-0117096, Register's Office for Davidson County, Tennessee, dated 10/22/01.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument # 200002090013331, Register's Office of said County.

Restrictive Covenants contained in an instrument of record in Book 11189, page 612, Book 11356, page 815, and Book 11629, page 906, Register's Office of said County.

Subject to an easement for Sanitary Sewer/Storm Drainage of record in Book 7461, pages 773 and 805, Register's Office of said County.

Subject to an easement for Ingress/Egress of record in Book 11608, page 467 and Book 11189, page 612, Register's Office of said County.

Subject to an easement to Bell South of record in Book 11608, page 467, Register's Office of said County.

Subject to By-Laws of record in Book 11356, page 840, Register's Office of said County.

Subject to HOA Charter of record in Book 11595, page 872, Register's Office of said County.

Subject to Conveyance of open Space of record in Book 11629, page 909 and Instrument # 2000 04070035205, Register's Office of said County.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1261 Brentwood Highlands, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of December, 2006.

Bobbie L. Stacks by Rosslyn Beard, Attorney in Fact

Rosslyn Beard atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rosslyn Beard, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, the **Attorney-in-Fact** of Bobbie L. Stacks, (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 12/1/2006.

Witness my hand and official seal this 1st day of December, 2006.

Notary Public

My Commission Expires: 11/8/07

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008